

2358058

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol 1986 Page 2364
FRANCIS SIMON AND ANNE D. SIMON

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

BHUSHAN GUPTA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
AND SAROJ and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 in Block 13 of TRACT NO. 1003, THIRD ADDITION TO MOYINA,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(SEE REVERSE SIDE OF INSTRUMENT)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those
of record and apparent to the land as of the date of this deed and those
shown on the reverse side of this instrument,

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$57,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6TH day of February, 1986;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Francis Simon

Anne D. Simon

Anne D. Simon
STATE OF OREGON, County of _____) ss.

STATE OF OREGON,

Klamath

County of _____

February 6,

1986

Personally appeared _____ and _____

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

Personally appeared the above named

Francis Simon and Anne

D. Simon, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

_____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 10-13-86

Notary Public for Oregon

My commission expires:

Francis & Anne D. Simon

GRANTOR'S NAME AND ADDRESS

Bhushan & Saroj Gupta

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan

2943 South Sixth Street

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as listed above.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____

Deputy

MOUNTAIN TITLE COMPANY INC.

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines. (Blanket easement)

3. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located," granted to The California Oregon Power Company, a California corporation, dated June 1, 1956 and recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket easement)

4. Easement covering water mains running to well site described in Deed Volume 285, page 257, Deed Records of Klamath County, Oregon, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

5. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967 in M67 at page 4178, in favor of California Pacific Utilities Company.

6. Easements for ingress and egress to the pump house, 10 feet in width, and easement and right of way along the Southerly 20 feet of property in question, including the terms and provisions thereof, as disclosed by Deed to First Addition to Moyina Improvement District, recorded October 8, 1965 in M65 at page 2454.

7. Restrictions and easements contained in plat dedication, to wit:

"Said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."

8. A 20 foot building setback from Tamera Drive, as shown on the dedicated plat.

9. Subject to an 8 foot easement along South and East lot line; and a 16 foot easement along Northeasterly lot line as shown on dedicated plat.

10. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 6th _____ day
of February _____ A.D., 19 86 at 3:41 o'clock P. M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page 2364
By Evelyn Brehn County Clerk
By *Bernetha A. Ketch*

FEE \$9.00